HISTORIC PRESERVATION COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
DEVELOPMENT AND COMMUNITY SERVICES BUILDING
AUGUST 12, 2020

A **Meeting** of the Historic Preservation Commission of the City of Peoria, Arizona, convened at 9875 N. 85th Avenue, Peoria, AZ in open and public session at 6:00 p.m.

Members Present: Chair Shelby Duplessis, Commissioners present via video or telephone: Vice Chair Fusco, Secretary Mike Heath, Commissioner Lauren Allsopp, Commissioner Karen Garbe, and Commissioner John De La-O

Members Absent: none

Staff Present: Chris Jacques – Planning Director, Lorie Dever – Planning Manager, David Benton – Assistant City Attorney, Cody Gleason – Principal Planner, Amanda Beck - Planner and Della Ernest – Executive Assistant.

Opening Statement: The Opening Statement was dispensed with by Chair Shelby Duplessi.

Roll Call: Read by Della Ernest

Call for speaker request forms.

Audience: none

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a "**C**" are considered to be routine by the Historic Preservation Commission, and were enacted by one motion.

1C **Minutes:**

Discussion and possible action to approve the minutes of the Historic Preservation Commission meeting held on February 12, 2020.

COMMISSION ACTION: Commissioner Allsopp moved to approve the Consent Agenda as presented. The motion was seconded by Commissioner Garbe and upon vote, passed 5-0

REGULAR AGENDA

NEW BUSINESS:

2R **2020-2021 Historic Preservation Work Plan Update**

Presentation and possible discussion regarding the progress of the 2020-2021 HPC work plan, including new data layers in GIS for visualizing age of housing stock and age of subdivisions, the Jail House NHRP nomination, and changes to the work plan due to Covid-19.

Ms. Amanda Beck updated the Commission on the progress of the following items:

- ***Peoria Jail House:***

  Listed on National Register of Historic Places on February 2020
- ***GIS Layers:***

  New GIS data layers to help visualize age of housing stock and age of subdivision
- ***On-Call Consultants:***

  Completed new 5-Year On-Call list for historic preservation and archeological professional support
- ***Design Review Manual:***

  Staff currently reviewing and updating Old Town design guidelines
- ***Old Main:***

  Discussions with PUSD for commemorative plaque currently on hold due to Covid-19
- ***Budget:***

  City's Fiscal Year 2021 budget has been impacted by Covid-19
- ***Work Plan:***

  Scope and breadth of tasks adapted to evolving economic conditions
- ***Timeframes:***

  Several adjusted in the 2021-2022 timeframe

COMMISSION COMMENTS:

Chair Duplessis asked if there is current list of buildings that are on the demolition list or if that is on hold due to the COVID pandemic.

Mr. Jacques stated that efforts are underway to demolish the former Smitty's building, which has been slated for demolition for some time. No additional buildings are currently contemplated for demolition, as funding for the program has been expended. Should the City wish to pursue additional demolition in the future, it would require the request go before City Council for consideration and funding.

3R **HPC Commissioner Trainings**

Presentation and possible discussion regarding trainings to schedule for future meetings, and solicit training topics from Historic Preservation Commissioners.

Ms. Beck presented the following ideas for Commission training and petitioned the Commission to bring any other ideas to staff for consideration.

- **Possible City Speakers**
  - David Benton – Open Meeting Law
  - Planning Staff – Residential Design Review Basics
  - Economic Development Staff – Update on Market Conditions
- **Other Speakers**
  - APA Urban Design and Preservation Division webinars
  - Advisory Council on Historic Preservation e-Learning Courses

COMMISSION COMMENTS:

Commissioner Allsopp mentioned the possibility of ASU working with the city on preservation efforts and would like an update on collaboration efforts between the city and ASU.

Ms. Beck stated she will look into Project Cities and update the Commission at the next meeting.

4R **Edwards Hotel Update**

Staff briefing and possible discussion regarding permit status and possible reuse of the Edwards Hotel building. The Edwards Hotel is located on the southeast corner of 83rd Drive & Washington Street

Ms. Lorie Dever informed the Commission that the owners of the Edwards Hotel have withdrawn their permit as of July 2020 and no further information was available from the owners. Ms. Dever stated that although there has been no discussion or consideration of pursuing the demolition order, such a discussion would take place at City Council, as funding for the demolition would need to be secured.

COMMISSION COMMENTS:

Commissioner Allsop commented that a great deal of work was done by the Arizona Preservation Foundation, her students and herself to save the building. Commissioner Allsopp asked if the Commission would be notified before the final decision to demo the building.

Mr. Chris Jacques stated that he will notify the Commission of any changes or movement including any discussion of demolition.

Chair Duplessis asked if anything is being done to secure the building.

Ms. Dever stated there is a fence around the perimeter that is being maintained by the owner, not the City.

5R **Grand Avenue Corridor Plan and Grand Commons Rezoning**

Staff briefing and possible discussion regarding efforts associated with the Grand Avenue Design Concept document and Grand Commons rezoning application which is being led by the Real Estate Development Office. The subject area is located west and east of Grand Avenue, from 85th Avenue to Peoria Avenue.

Ms. Beck and Ms. Dever provided next steps information on the Grand Commons Rezone. Ms. Dever stated the old Smitty's building is scheduled to be demolished this month.

6R **8491 Madison Street**

Staff briefing and possible discussion regarding a preliminary application received for the building located at 8491 Madison Street, to reuse the building for a restaurant use.

Ms. Beck informed the Commission the proposed reuse of the building would need to address Site Development and Public Works requirements. Challenges for this infill project are conversion requires significant interior changes to comply with Codes, operation impact on adjacent residences, commercial waste removal vs residential and limited on-site and nearby parking.

COMMISSION COMMENTS:

Secretary Heath expressed concern that their operating hours may fall outside of what the neighbors want.

Ms. Beck stated the site is allowed to operate as a restaurant by night and a Notice of Application would be sent to surrounding neighbors. If there are any questions or concerns around the business hours, the owners would need to hold a neighborhood meeting to address concerns.

7R **Peoria Place PAD**

Staff briefing and possible discussion on the Peoria Place PAD Amendment (Z06-03A.1) that was approved in May 2020, to allow for a mixed-use project that containing residential, retail, commercial, office, business park, and light industrial uses on 125 acres.

Ms. Dever informed the Commission that City Council approved rezoning to Peoria Place PAD on June 16, 2020. Next steps include 83rd Avenue realignment and Site Plan or Preliminary Plat expected for individual parcels.

COMMISSION COMMENTS:

Chair Duplessis asked what the 83rd Avenue alignment would look like.

Ms. Dever stated if would mimic the layout contemplated within the Planned Area Development document within the staff report. Final design and layout would be such to refinement through the engineering process.

Commissioner Allsopp asked if the place-making strategies were city designed or general standards.

Ms. Dever stated those are built into the City's General Plan, and are being strengthened within proposed changes to the Peoria Design Manual that are forthcoming.

Commissioner De La O asked if there was any developer interest on the residential portion or just seeking the PAD in anticipation of the interest.

Ms. Dever stated there is some housing developer interest in the area; however, no formal applications have been received to date.

CALL TO THE PUBLIC (NON-AGENDA ITEMS): None

REPORTS FROM STAFF:

8R **REPORTS:**

The next meeting of the Historic Preservation Commission is October 14, 2020

Ms. Dever stated the upcoming meeting will look at Rules for Procedures

REPORTS FROM HISTORIC PRESERVATION COMMISSION:
Chair Duplessis asked staff for an update on Castle Hot Springs.. Ms. Dever will present it at the next meeting of the Historic Preservation Commission.

ADJOURNMENT: There being no further business to come before the Historic Preservation Commission, the meeting adjourned at 7:18 p.m.

Shelby Duplessis, Chair

10/14/2020
Date Signed